



**MINUTES**  
**COMMITTEE OF THE WHOLE MEETING**  
**Monday, February 9, 2015**

Present:

Mayor Blomberg	Trustee Brandt
<del>Trustee Feldman</del>	Trustee Grujanac
Trustee McDonough	Trustee Servi
<del>Trustee McAllister</del>	Village Clerk Mastandrea
<del>Village Treasurer Curtis</del>	Village Attorney Simon
Village Manager Burke	Chief of Police Kinsey
Finance Director Peterson	Public Works Director Woodbury
Community & Economic Development	Engineering Supervisor Horne
Director McNellis	

**ROLL CALL**

Mayor Blomberg called the meeting to order at 7:06 p.m. and Village Clerk Mastandrea called the Roll.

**2.0 APPROVAL OF MINUTES**

**2.1 Acceptance of the January 26, 2015 Committee of the Whole Meeting Minutes.**

The minutes of the January 26, 2015 Committee of the Whole Meeting were approved as submitted.

**3.0 ITEMS OF GENERAL BUSINESS**

**3.1 Planning, Zoning and Land Use**

**3.11 Consideration and Discussion of Zoning Board and Architectural Review Board Recommendations Regarding Amendments to Special Use Ordinance 78-533-23 and to the Approved Site Plan, Building Elevations, and Landscape Plan for a Proposed U-Haul Facility - 200 Industrial Drive (U-Haul – Amerco Real Estate Company)**

Community & Economic Development Director McNellis provided a summary of the Zoning Board and Architectural Review Board recommendations regarding amendments to the existing Special Use ordinance, to approved Site Plan, Building Elevations, and Landscape Pan for a proposed U-Haul Facility at 200 Industrial Drive. Community & Economic Development Director McNellis stated the location of the proposed facility is in an area where the

Village currently has a boundary agreement with Buffalo Grove, and this site is anticipated to be annexed to Buffalo Grove in the future. Staff has kept the Village of Buffalo Grove informed of U-Haul's request and sought comments from their staff. Buffalo Grove's comments regarding the proposed redevelopment do not differ from Lincolnshire's. The following stipulations were recommended by the Advisory Boards: maintain the west berm for screening; provide additional landscaping on the Aptakisic Road frontage; and remove all other small accessory structures on the site.

Ms. Heather Skelton, representative for U-Haul provided a brief presentation regarding their requests and addressed stipulations regarding 200 Industrial Drive.

Trustee McDonough asked if the recommendations made from the Zoning Board and Architectural Review Board had been addressed. Community & Economic Development Director McNellis noted some of the recommendations made by the Advisory Boards were the same and all had been addressed appropriately. Trustee McDonough asked about the berm being reduced to three feet. Ms. Skelton noted the berm on the west will remain as is and the berm along Aptakisic Road will be reduced.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

**3.12 Preliminary Evaluation of a Preliminary Plat of Subdivision and Major Amendment to Special Use Ordinance No. 05-1954-18 Granting a Planned Unit Development for a Mixed-Use Retail Development (Lincolnshire Commons) to Permit the Replacement of Retail Use (Barnes & Noble Booksellers) with a Medical Office Use (NorthShore University)**

Community & Economic Development Director McNellis provided a summary of the proposed Northshore University preliminary Plat of Subdivision and amendment to an existing special use granting a PUD for a mixed-use retail development to permit the replacement of retail use with medical use for a specific building. The proposed request involves changing the existing retail use to medical office for the Barnes and Noble building; construction of a canopy at the front entrance of that building; some exterior building wall sign changes; and splitting the entire Lincolnshire Commons parcel into four lots instead of two. The preliminary plat would need to be referred to the Zoning Board, the canopy would

need to be referred to the Architectural Review Board, and then the special use request would come back to the Village Board for a Public Hearing. Community and Economic Development Director McNellis noted this proposal would require an exception to the B2 Zoning since the request would increase the percentage of non-sales tax generating uses of the ground floor well above the maximum permitted 25%, specifically on the anticipated newly created lot where the existing Barnes and Noble is located as well as the bank lot.

Trustee Brandt clarified that currently, other than the bank, every other tenant is sales tax generating. Trustee McDonough asked if the Board would want to utilize the 25% restriction per lot or for the entire complex. Trustee Brandt asked staff to research what was approved at CityPark and report back to the Board.

Mr. Steve Bauer, Attorney with Meltzer, Purtill & Stelle, LLC., representing the property owner, CFNX introduced individuals involved with the project. Mr. Bauer provided historical context and a presentation regarding the requests to replace Barnes and Noble with NorthShore University. Mr. Bauer noted CFNX has an existing obligation to sub-divide the property for an existing tenant in the development. Trustee Brandt asked what the obligation was to sub-divide. Mr. Bauer stated 5<sup>th</sup>/3<sup>rd</sup> Bank has a lease provision that obligates the property owner to sub-divide the property.

Trustee Brandt noted her concern is parking. Mr. Bauer stated the proposed plan attempts to modify the existing and proposed lot lines; however, cross parking access and easements would be provided to meet the required number of parking spaces for all uses within the development. Mr. Bauer noted the owner would be willing to evaluate parking relative to the demand for this proposed medical use. Community & Economic Development Director McNellis noted code requirements for medical use are lower than retail, and the code requirements for amount of parking are met for the development as a whole. Community & Economic Development Director McNellis noted it is recognized due to the layout of the site, parking is not in the most convenient places for guests. Trustee Brandt asked if the medical use would require more handicapped parking. Community & Economic Development Director McNellis stated handicapped requirements are met for the entire site and no more would be required. Trustees McDonough and Grujanac requested Mr. Bauer provide additional information related to parking relative to occupancy and hours. Mr. Marc Blum, CFO of Next Realty, representing CFNX

stated there is currently a parking ratio of 9 to 1 and provided information related to the parking on the site. Mr. Blum noted CFNX has a meeting with Van Vlissingen to try and negotiate employee parking in another area to the north that may free up spaces for customers of the shopping center.

Trustee McDonough asked how much square footage could be non-sales tax producing if 25% was applied to each of the four lots in the development, noting the southern building has a substantial amount of square footage. Village Attorney Simon noted he had done some calculations; lot 2 is the bank and lot 3 is the bookstore; combined they are approximately 25% of the entire square footage of the center. A brief conversation took place regarding the 25% non-sales tax use requirement related to the development. Staff will provide additional information regarding overall non-sales tax use square footage and how that would be applied lot by lot.

Mayor Blomberg asked staff to provide numbers on current staffing verses proposed at the medical office versus the Barnes and Noble's.

Village Attorney Simon asked what the strategy is to sub-divide the lots. Mr. Blum stated NorthShore University is asking to sub-divide their parcel. Trustee Servi asked if NorthShore University was a non-profit organization and if sub-divided would they be responsible for paying property tax. Mr. Blum noted it was his understating NorthShore University pays property tax but staff will confirm this.

Trustee McDonough asked if CFNX does not believe other retail would take this space. Mr. Blum reported most retailers noted two-story retail would not work; a few had an interest in taking a portion of the space and carving it up. Trustee McDonough asked if it was the desire of CFNX to add more non-sales tax tenants to the site. Mr. Blum noted the hope was to attract another restaurant and CFNX is not looking to put other non-sales tax tenant in the development.

There was a consensus of the Board to refer this item to the Zoning Board.

### 3.2 Finance and Administration

#### **3.21 PUBLIC HEARING: Regarding an Ordinance Making Appropriations of Sums of Money for all Necessary Expenditures of the Village of Lincolnshire, Lake County,**

## **Illinois, for the Fiscal Year 2015 (Village of Lincolnshire)**

### **3.22 Consideration and Discussion of an Ordinance Making Appropriations of Sums for all the Necessary Expenditures of the Village of Lincolnshire, Lake County, Illinois, for all Corporate and Special Purposes the Fiscal Year Beginning January 1 2015 and Ending December 31, 2015 (Village of Lincolnshire).**

Mayor Blomberg closed the Committee of the Whole meeting and opened a Public Hearing for the consideration of an Ordinance making Appropriations of Sums of Money for all Necessary Expenditures.

Village Manager Burke provided a summary of the Ordinance making Appropriations of sums of money for all necessary expenditures of the Village of Lincolnshire for Fiscal Year 2015. A notice of Public Hearing was posted in the Daily Herald, on the Village Website and at the Village Hall.

Mayor Blomberg asked if there were any questions or comments.

Mayor Blomberg closed the Public hearing and re-opened the Committee of the Whole meeting at 7:52 p.m.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

## **3.3 Public Works**

### **3.31 Consideration and Discussion of a Resolution for Maintenance of Streets and Highways by Municipality under the Illinois Highway Code – January 1, 2015 to December 31, 2015 (Village of Lincolnshire)**

Engineering Supervisor Horne provided a summary of the Resolution for maintenance of streets and highways by Municipality under the Illinois Highway Code. This resolution allocates motor fuel tax funding for road improvement projects.

Trustee McDonough asked about flooding on Coventry and wanted to know if the sewer line that was previously installed would correct the problem. Engineering Supervisor Horne noted his concern was the sewer line installed previously was not sufficient to stop flooding on Coventry. Engineering Supervisor Horne noted since investigating this issue, his proposal is to

excavate a small swale between two properties, and replace the existing storm line between another two properties; with the hopes this would prevent flooding of homes. Engineering Supervisor Horne stated he intends to meet with an Engineering firm and four home owners to establish an easement to complete this work.

Village Attorney Simon suggested staff should closely monitor what is going on downstate since the Governor presented many ideas and one of which was to modify MFT.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.4 Public Safety  
3.5 Parks and Recreation

**3.51 Consideration and Discussion of a Contract with Midwest Netting Solution, LCC to Install Foul Ball Canopy Netting at North Park in an Amount not to Exceed \$78,580.00 (Village of Lincolnshire)**

Public Works Director Woodbury provided a summary of the request to install foul ball canopy netting at North Park. The budget includes money for this project.

Trustee Grujanac asked if the bid included a time frame for installation. Public Works Director Woodbury noted the installation would be two to three weeks from the start of construction and construction would take place in the spring.

Trustee McDonough asked if the design of the netting was presented to the contractor. Public Works Director Woodbury stated staff will provide a copy of the design which was included in the Park Board packet. Director of Public Works Woodbury noted the design of the netting is standard and similar to baseball fields at other locations in the area.

Mayor Blomberg asked if the netting would be taken down in the off season. Public Works Director Woodbury stated the netting would not come down during the off season. Trustees McDonough and Grujanac asked what the lifetime of the netting is and when it would need to be replaced. Public Works Director Woodbury stated typical lifetime of the netting is ten to fifteen years. Trustee Grujanac asked if there is a guarantee on the netting. Public Works Director Woodbury noted staff would check

with the contractor regarding any type of guarantee and report back to the Board.

Trustee Brandt noted this was discussed previously and due to the appearance and the cost, the Board had voted against the netting. Public Works Director Woodbury noted a player was struck at one of last year's tournament and as a result of the injury; the netting was the request of the Park Board. A brief discussion followed regarding other options to prevent injury and if the netting is a priority.

Trustee McDonough asked if this would be presented to the Architectural Review Board. Community & Economic Development McNellis noted this would not go to the Architectural Review Board for approval since there was nothing to define the aesthetic quality. Community & Economic Development Director McNellis stated staff would look into the North Park enabling ordinance to see if there were any other requirements for approval.

There was a consensus of the Board to have staff provide additional information and bring this back for discussion.

### 3.7 Judiciary and Personnel

#### 4.0 **UNFINISHED BUSINESS**

#### 5.0 **NEW BUSINESS**

Trustee Brandt asked for clarification regarding what date Trick-or-Treating would be in 2015 since a date would need to be set for Boo Bash. Mayor Blomberg stated Trick-or-Treating was always on Halloween. Trustee Brandt asked the Board if they were in favor of having Boo Bash on Friday, October 30, 2015. The Board was in favor of the proposed Boo Bash date of Friday, October 30, 2015. Trustee Brandt asked staff to add this event to the Website calendar.

Village Manager Burke noted he is working on providing an update regarding SWALCO. Residents should take their electronics recycling to the Highland Park drop-off site, 1800 Half Day Road on Tuesdays and the first Saturday of the month.

#### 6.0 **EXECUTIVE SESSION**

#### 7.0 **ADJOURNMENT**

Trustee Servi moved and Trustee Grujanac seconded the motion to adjourn. Upon a voice vote, the motion was approved unanimously and Mayor Blomberg declared the meeting adjourned at 8:11 p.m.

Respectfully submitted,

**VILLAGE OF LINCOLNSHIRE**

Barbara Mastandrea  
Village Clerk